

REDEVELOPMENT AGENCY MINUTES

REGULAR MEETING
OF
MAY 18, 1993

The meeting was called to order at 2:43 p.m.

Roll Call

Present: Wolfsheimer, Roberts, Hartley, Stevens,
 Stallings, Behr, McCarty, Vargas and Chair
 Golding

Secretary: Charles G. Abdelnour

Item 12: Resolution denying the request from Occupational Training Services (OTS), Inc. for the First Implementation Agreement to the Housing Loan Agreement with OTS for the development of 51 very low and low income housing units (and an additional manager's unit) on a 30,000 square foot site at 17th Street between J and K.

Pam Hamilton presented the staff report expressing CCDC's support to deny the request of OTS.

The Chair opened the Public Hearing.

Speaking in opposition to denying this request were: Robert Ito, Frank Paneresi, Bethany Porter, Ann Wilson, Nancy Schwartz, Michael Galasso, Phillip Brown.

Speaking in favor of denying this request was Robert Begley.

Pam Hamilton responded to questions by Members Stevens and Behr stating that one of CCDC's concerns was the proximity of the Day Care Center for the Homeless directly across the street from this proposed project. Pacific Villas, which already exists, was intended to house people in training programs and was not intended to house children. They believe the day care center for the homeless should be closed and reopened as a child care center.

Motion by Vargas to approve the \$350,000 Grant and deny CCDC's request.

Second by McCarty.

Vote: 6 to 3 to approve the revised resolution.
(Wolfsheimer, Roberts and Hartley voting nay).

ADOPTED AS RESOLUTION NO. 2237

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Item 11: Resolution authorizing the Redevelopment Agency to participate with the City of San Diego to develop a municipal gymnasium within the Center City Redevelopment Project Area.

Pam Hamilton gave the staff report and background on this item.

Speakers in favor of the project were Leslie Wade, of the Center City East Association (CCEA); Linville Martin, of CCEA; David Carton, San Diego Badminton Club; Maryanne Sowers, of the volley ball leagues; Rob Quigley, of the Centre City PAC; and Bill Adams, a downtown resident.

Ms. Hamilton; George Loveland, former Park and Recreation Director; and Mark Wardlaw responded to questions and concerns expressed by Members Stevens, Roberts, Behr, McCarty, Wolfsheimer, Hartley and Stallings.

Motion by Roberts to adopt the resolution, directing staff to include consideration of additional surrounding blocks that are not occupied by new buildings.

Second by Stevens.

Vote: 7 to 2 (Behr and McCarty voting nay).

ADOPTED AS RESOLUTION NO. 2238

The meeting recessed at 3:29 p.m. and reconvened with Members Wolfsheimer, Roberts, Hartley, Stevens, Stallings, McCarty, Vargas and Chair Golding present and Member Behr not present.

Item 1: Approval of the minutes of the meetings of April 27, 1993 and May 4, 1993.

Motion by Hartley to approve the minutes

Second by Stallings.

Vote: 8-0.

Item 2: Resolution approving the Seventh Amendment to the Agreement with Geomatrix Consultants, Inc. for preparation and implementation of the Remedial Action Cleanup Plan for the Hydrocarbon plume increasing total compensation by \$140,000. Total contract amount not to exceed \$673,000.

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Motion by Wolfsheimer to adopt Items 2, 3, 4, 5, 6, 7, & 8 on the consent agenda.
Second by Stallings.
Vote: 8 to 0.

ADOPTED AS RESOLUTION NO. 2239

- Item 3: Resolution approving the Second Amendment to the Remediation and Trust Agreements for the Marina Hydrocarbon Plume in the amount of \$175,000.

ADOPTED AS RESOLUTION NO. 2240

- Item 4: Resolution approving the proposed Negotiation Agreement with the San Diego County Ecumenical Conference, Inc. for the acquisition and rehabilitation of a 10-12-unit apartment building with location to be determined.

ADOPTED AS RESOLUTION NO. 2241

- Item 5: Resolution authorizing CCDC to advertise and receive bids for stucco repair of the Lincoln Hotel; authorizing the Executive Director to award a contract to the lowest qualified bidder, provided bids are within the established budget of \$40,000 ; and authorizing CCDC to administer said contract.

ADOPTED AS RESOLUTION NO. 2242

- Item 6: Resolution amending the current budget for the repair of Horton Plaza urns, pedestals and lighting, previously approved by the Redevelopment Agency by adding \$6,000 to the budget, for a revised budget of \$70,900; authorizing CCDC to re-advertise and receive bids for construction and installation of these improvements at Horton Plaza Park; authorizing the Executive Director to award the contract to the lowest qualified bidder, provided bids are within the revised budget of \$70,900; and authorizing CCDC to administer said contract.

ADOPTED AS RESOLUTION NO. 2243

- Item 7: Resolution approving the Termination Agreement with Broadway Ventures Development of which Bentall Properties, Inc. is the general partner.

ADOPTED AS RESOLUTION NO. 2244

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- Item 8: Resolution certifying the Secondary Study of the Environmental Impacts with respect to the proposed Crosby Street Improvement Project in the Barrio Logan Redevelopment Project Area.

ADOPTED AS RESOLUTION NO. 2245

- Item 10: Resolution authorizing the Agency to go forward with Phase II of the residential development of the 252 Corridor as originally specified in the First Implementation Agreement between the Agency and Pacific Scene, Inc. and Patrick Development Ltd.

Motion by Vargas to continue this item one month.
Second by Stevens.
Vote : 8 to 0.

- Item 9: Resolution amending the Southcrest Low-Mod Budget to accept and appropriate \$165,000 and commit \$100,00 from the Southcrest Low-Mod Housing fund for the implementation of an acquisition, rehabilitation and resale program within Southcrest; authorizing SEDC to administer the funds and authorizing the SEDC to enter into a contract with the Housing Trust Fund, HOPE Community Development Corporation and Crestview Community Development for implementation of the program.

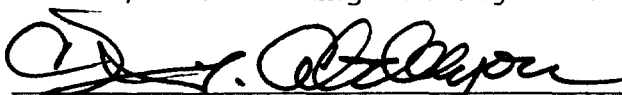
This item was removed from the Consent Agenda and placed on the Adoption Agenda at the request of Member Stevens.

In answer to Member Stevens questions, Jerry Groomes replied that \$165,000 was awarded from the Housing Trust Fund and \$100,000 set aside funds accumulated in Southcrest. It is intended to use these funds to acquire and rehabilitate homes. With these funds they will be able to acquire and rehabilitate between 6 and 12 homes within a two year period. There is no study phase, they are ready to proceed with the program.

Motion by Stevens to adopt the resolution.
Second by McCarty.
Vote: 8 to 0.

ADOPTED AS RESOLUTION NO. 2246

There being no further business, the meeting was adjourned.



Secretary of the Redevelopment Agency of
the City of San Diego, California